

ORDINANCE NO. 215

AN ORDINANCE APPROVING REZONING OF LOT #4638 IN THE CITY OF LINN VALLEY, KANSAS FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-1 (RESTRICTED COMMERCIAL)

WHEREAS, the Linn Valley Planning Commission after public notice, held a public hearing on August 17, 2020 in accordance with the provisions of K.S.A. 12-757(b) and the provisions of Article 19 of the City Zoning Regulations, and by a unanimous vote of the membership, approved said zone change request based on certain findings of fact as set forth in Article 9, Section 19-3.C of the City Zoning Regulations and recommends that the Official Zoning Map of the City of Linn Valley be amended accordingly; and

WHEREAS, the Governing Body of the City of Linn Valley, Kansas, after duly reviewing the recommendation of the Planning Commission and considering all public comments regarding said zone change, finds that the rezoning of said property would not be detrimental to the surrounding properties and would be in substantial compliance with the City Comprehensive Plan in the public interest and the general welfare of the residents of the City.

NOW, THEREFORE BE IT ORDAINED by the Governing Body of the City of Linn Valley, Kansas;

Section 1: That Lot #4638 of the City of Linn Valley, Kansas is hereby rezoned from R-1 (Single Family Residential) to C-1 (Restricted Commercial) and that the Official Zoning District Map of the City of Linn Valley, Kansas be amended to reflect the change in zoning.

Section 2: This Ordinance shall take effect and be in force from and after the publication of its summary in the Linn County News and the publication of the entire Ordinance on the City's official website for one week following the aforesaid newspaper publication.

PASSED BY THE GOVERNING BODY OF THE CITY OF LINN VALLEY, KANSAS THIS 14th DAY OF SEPTEMBER, 2020



Cindy Smith, Mayor

Attest:


Karen Siffring, City Clerk

August 12, 2020

City of Linn Valley
Mayor and City Council
22412 E. 2400 Rd.
Linn Valley, KS 66040

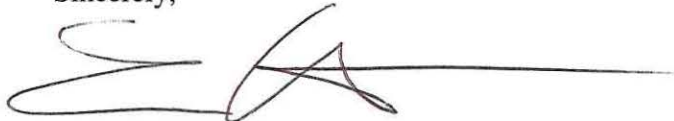
RE: Zone Change (Bowden)

Dear Mayor Smith:

At their meeting of August 17, 2020, the City of Linn Valley Planning Commission held a public hearing in accordance with provisions of Article 19 of the City Zoning Regulations and K.S.A. 12-757(b), to consider rezoning Lot #4638 from R-1 (Single Family Residential) to C-1 (Restricted Commercial) filed by Randy and Marcia Bowden. After reviewing the application and all public testimony concerning the rezoning request, the Planning Commission finds that the rezoning from R-1 to C-1 is compatible with the Comprehensive Plan and satisfies the findings of fact set forth in Article 19, Section 19.3.C of the Linn Valley Zoning Regulations.

Therefore, the Planning Commission submits its recommendation for the approval of the rezoning from R-1 to C-1 to the City Council for the adoption of an Ordinance to rezone said Lot #4638 from R-1 (Single Family Residential) to C-1 (Restricted Commercial) and to amend the official City Zoning Map accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Victor', with a long horizontal line extending to the right.

Eric Victor, Chairman
City of Linn Valley Planning Commission